

WASHINGTON STATE BUILDING CODE

CHAPTER 11: Regulations for Barrier-Free Facilities

CHAPTER 51-40 WAC



Washington State Building Code Council

Effective July 1, 2001

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Chapter 11 ACCESSIBILITY

PART I GENERAL

SECTION 1101 — SCOPE

1101.1 General. Buildings or portions of buildings shall be accessible to persons with disabilities as required by this chapter.

Chapter 11 has been amended to comply with the Federal Fair Housing Act (FFHA) Guidelines as published by the U.S. Department of Housing and Urban Development (March 1991) and the Americans With Disabilities Act (ADA) Guidelines as published by the U.S. Architectural and Transportation Barriers Compliance Board and Department of Justice (July 1991).

Reference is made to Appendix Chapter 11 for FFHA and ADA requirements not regulated by this chapter. See Section 101.3.

1101.2 Design. The design and construction of accessible building elements shall be in accordance with this chapter. For a building, structure or building element to be considered to be accessible, it shall be designed and constructed to the minimum provisions of this chapter.

1101.3 Maintenance of Facilities. Any building, facility, dwelling unit, or site which is constructed or altered to be accessible or adaptable under this chapter shall be maintained accessible and/or adaptable during its occupancy.

1101.4 Alternate Methods. The application of Section 104.2.8 to this chapter shall be limited to the extent that alternate methods of construction, designs, or technologies shall provide substantially equivalent or greater accessibility.

1101.5 Modifications. Where full compliance with this chapter is impractical due to unique characteristics of the terrain, the building official may grant modifications in accordance with Section 104.2.7, provided that any portion of the building or structure that can be made accessible shall be made accessible to the greatest extent practical.

SECTION 1102 — DEFINITIONS

Section 1102. For the purpose of this chapter certain terms are defined as follows:

ACCESSIBLE is approachable and usable by persons with disabilities.

ACCESS AISLE is an accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.

ACCESSIBLE EXIT is an exit, as defined in Section 1101.2, which complies with this chapter and does not contain stairs, steps, or escalators.

ACCESSIBLE ROUTE OF TRAVEL is a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person using a wheelchair and that is usable by persons with other disabilities.

ALTERATION (See Section 1110).

ALTERATION, SUBSTANTIAL (See Section 1110).

AREA FOR EVACUATION ASSISTANCE is an accessible space which is protected from fire and smoke and which facilitates egress.

AUTOMATIC DOOR is a door equipped with a power-operated mechanism and controls that open and close the door automatically upon receipt of a momentary actuating signal. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see also, Power-assisted Door).

CLEAR is unobstructed.

CLEAR FLOOR SPACE is unobstructed floor or ground space (see Section 1106.2).

COMMON USE AREAS are rooms, spaces or elements inside or outside a building that are made available for use by occupants of and visitors to the building.

CROSS SLOPE is the slope that is perpendicular to the direction of travel.

CURB RAMP is a short ramp cutting through or built up to a curb.

DETECTABLE WARNING is a standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.

DWELLING UNIT, TYPE A is an accessible dwelling unit that is designed and constructed in accordance with this chapter to provide greater accessibility than a Type B dwelling unit. (Type A dwelling units constructed in accordance with this Chapter also meet the design standards for Type B dwelling units.)

DWELLING UNIT, TYPE B is an accessible dwelling unit that is designed and constructed in accordance with this chapter. (Type B Dwelling Unit Standards are based on the U.S. Department of Housing and Urban Development (HUD) Federal Fair Housing Act Accessibility Guidelines.)

ELEMENT is an architectural or mechanical component of a building, facility, space, or site, such as telephones, curb ramps, doors, drinking fountains, seating, or water closets.

GROUND FLOOR is any occupiable floor less than one story above or below grade with direct access to grade. A building may have more than one ground floor.

LANDING is a level area (except as otherwise provided), within or at the terminus of a stair or ramp.

MARKED CROSSING is a crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.

MULTISTORY DWELLING UNIT is a dwelling unit with finished living space located on one floor, and the floor or floors immediately above or below it.

PATH OF TRAVEL (See Section 1110).

PERSON WITH DISABILITY is an individual who has an impairment, including a mobility, sensory, or cognitive impairment, which results in a functional limitation in access to and use of a building or facility.

POWER-ASSISTED DOOR is a door used for human passage, with a mechanism that helps to open the door, or relieve the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

PRIMARY ENTRANCE is a principal entrance through which most people enter the building. A building may have more than one primary entrance.

PRIMARY ENTRANCE LEVEL is the floor or level of the building on which the primary entrance is located.

PRIMARY FUNCTION is a major function for which the facility is intended.

PUBLIC USE AREAS are those interior or exterior rooms or spaces which are made available to the general public. Public use may be provided at a privately or publicly owned building or facility.

RAMP is any walking surface having a running slope exceeding 1 unit vertical in 48 units horizontal.

SERVICE ENTRANCE is an entrance intended primarily for delivery of goods or services.

SINGLE-STORY DWELLING UNIT is a dwelling unit with all finished living spaces located on one floor.

SITE is a parcel of land bounded by a property line or a designated portion of a public right-of-way.

TACTILE is an object that can be perceived using the sense of touch.

TECHNICALLY INFEASIBLE (See Section 1110).

TEXT TELEPHONE is machinery or equipment that employs interactive graphic (e.g., typed) communications through the transmission of coded signals across the standard telephone network. Text telephones include telecommunications display devices or telecommunications devices for the deaf (TDD's), or computers.

VEHICULAR WAY is a route intended for vehicular traffic, such as a roadway, driveway, or parking lot, located on a site.

PART II NEW CONSTRUCTION

SECTION 1103 — BUILDING ACCESSIBILITY

1103.1 Where Required

1103.1.1 General. Accessibility to temporary or permanent buildings or portions thereof shall be provided for all occupancy classifications except as modified by this chapter. See also Appendix Chapter 11.

EXCEPTIONS: 1. Floors or portions of floors not customarily occupied, including, but not limited to, elevator pits, observation galleries used primarily for security purposes, elevator penthouses, nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, narrow passageways, or freight elevators, piping and equipment catwalks and machinery, mechanical and electrical equipment rooms.

2. Temporary structures, sites and equipment directly associated with the construction process such as construction site trailers, scaffolding, bridging, or material hoists are not required to be accessible. This exception does not include walkways or pedestrian protection required by Chapter 33.

1103.1.2 Group A Occupancies.

1103.1.2.1 General. All Group A Occupancies shall be accessible as provided in this chapter.

EXCEPTION: In the assembly areas of dining and drinking establishments or religious facilities which are located in non-elevator buildings, where the area of mezzanine seating is not more than 25 percent of the total seating, an accessible means of vertical access to the mezzanine is not required, provided that the same services are provided in an accessible space which is not restricted to use only by persons with disabilities. Comparable facilities shall be available in all seating areas.

In banquet rooms or spaces where the head table or speaker's lectern is located on a permanent raised platform, the platform shall be accessible in compliance with Section 1106. Open edges on the raised platform shall be protected by a curb with a height of not less than 2 inches (51 mm).

Stadiums, theaters, auditoriums and similar occupancies shall provide wheelchair spaces in accordance with Table 11-A.

Wheelchair spaces shall be accessible and shall be located in places with unobstructed sight lines. Wheelchair spaces shall be reasonably distributed throughout the seating plan and located on an accessible route of travel. At least one companion fixed seat shall be provided next to each wheelchair space. Removable seats shall be permitted in the wheelchair spaces.

In addition, one percent, but not less than one, of all fixed seats shall be aisle seats with no armrests, or shall have removable or folding armrests on the aisle side. Each such seat shall be identified by a sign complying with Section 1106.16.1.1.

An accessible route of travel shall connect wheelchair seating locations with performance areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers.

1103.1.2.2 Assistive listening devices. Assistive listening systems complying with Section 1106.21.2 shall be installed in assembly areas where audible communications are integral to the use of the space including stadiums, theaters, auditoriums, lecture halls, and similar areas; where fixed seats are provided, as follows:

1. Areas with an occupant load of 50 or more.
2. Areas where an audio-amplification system is installed.

Receivers for assistive listening systems shall be provided at a rate of 4 percent of the total number of seats, but in no case fewer than two receivers. In other assembly areas, where permanently installed assistive listening systems are not provided, electrical outlets shall be provided at a rate of not less than 4 percent of the total occupant load.

Signage complying with Section 1106.16.1.3 shall be installed to notify patrons of the availability of the listening system.

1103.1.3 Group B, F, M and S Occupancies. All Group B, F, M and S Occupancies shall be accessible as provided in this chapter. Assembly spaces in Group B, F, M and S Occupancies shall comply with Section 1103.1.2.2.

1103.1.4 Group E Occupancies. All Group E Occupancies shall be accessible as provided in this chapter. Assembly spaces in Group E Occupancies shall comply with Section 1103.1.2.2.

1103.1.5 Group H Occupancies. All Group H Occupancies shall be accessible as provided in this chapter.

1103.1.6 Group I Occupancies. All Group I Occupancies shall be accessible in all public use, common use, and employee use areas, and shall have accessible patient rooms, cells, and treatment or examination rooms as follows:

1. In Group I, Division 1.1 patient care units within hospitals which specialize in treating conditions that affect mobility, all patient rooms in each nursing unit including associated toilet rooms and bathrooms.
2. In Group I, Division 1.1 patient care units within hospitals which do not specialize in treating conditions that affect mobility, at least 1 in every 10 patient rooms in each nursing unit, including associated toilet rooms and bathrooms.
3. In Group I, Division 1.1 and Division 2 nursing homes and long-term care facilities, at least 1 in every 2 patient rooms, including associated toilet rooms and bathrooms.
4. In Group I, Division 3 mental health occupancies, at least 1 in every 10 patient rooms, including associated toilet rooms and bathrooms.
5. In Group I, Division 3 jail, prison and similar occupancies, at least 1 in every 100 rooms or cells, including associated toilet rooms and bathrooms.
6. In Group I Occupancies, all treatment and examination rooms shall be accessible.

In Group I Division 1.1 and 2 Occupancies, at least one accessible entrance that complies with Section 1103.2 shall be under shelter. Every such entrance shall include a passenger loading zone which complies with Section 1108.2.

1103.1.7 Group U Occupancies. Group U, Division 1 Occupancies shall be accessible as follows:

1. Private garages and carports which contain accessible parking serving Type A dwelling units, accessible hotel and lodging rooms and congregate residences.
2. In Group U, Division 1 agricultural buildings, access need only be provided to paved work areas and areas open to the general public.

1103.1.8 Group R Occupancies.

1103.1.8.1 General. All Group R Occupancies shall be accessible as provided in this chapter. Public- and common-use areas and facilities such as recreational facilities, laundry facilities, garbage and recycling collection areas, mailbox locations, lobbies, foyers, and management offices shall be accessible.

EXCEPTION: Common- or public-use facilities accessory to buildings not required to contain either Type A or Type B dwelling units in accordance with Section 1103.1.8.2.

1103.1.8.2 Number of dwelling units. In all Group R, Division 1 apartment buildings the total number of Type A dwelling units shall be as required by Table 11-B. All other dwelling units shall be designed and constructed to the requirements for Type B units as defined in this chapter.

EXCEPTIONS: 1. Group R Occupancies containing no more than three dwelling units need not be accessible.

2. Dwelling units in Group R, Division 1 apartment buildings which are located on floors other than the ground floor where no elevator is provided within the building need not comply with standards for Type B dwelling units; provided:

- 2.1. Where the ground floor is not a Group R Occupancy, the first level of Group R Occupancy, including dwelling units, shall be accessible; and
- 2.2. The number of Type A dwelling units provided shall not be reduced below the number required by Table 11-B. See also Section 1105.3.1.

3. Dwelling units with two or more stories in a non-elevator building need not comply with standards for Type B dwelling units.

4. For sites where multiple, non-elevator buildings are planned for a single site and where portions of the site have grades prior to development which exceed 10 percent, the building official may approve the following modifications:

- 4.1. Number of Dwelling Units:
 - 4.1.1. The number of Type B dwelling units provided may be reduced to a percentage of the ground floor units which is equal to the percentage of the entire site having grades prior to development which are 10 percent or less; but in no case shall the number of Type B dwelling units be less than 20 percent of the ground floor dwelling units on the entire site; and
 - 4.1.2. The number of Type A dwelling units provided shall not be reduced below the number required by Table 11-B; and
- 4.2. Both Type A and B dwelling units may be located in the building or buildings located on the portion of the site where the grade prior to development has slopes of 10 percent or less; and
- 4.3. Common-use facilities accessory to buildings not required to contain either Type A or B dwelling units in accordance with Item 4.1.1, above, need not be accessible unless there are no other similar facilities provided on the site.

See also Appendix Chapter 11, Division I.

1103.1.8.3 Hotels and lodging houses. In all hotels and lodging houses, accessible guest rooms, including associated bathing, shower, and toilet facilities, shall be provided in accordance with Table 11-C. In addition, sleeping rooms or suites for persons with hearing impairments shall be provided in accordance with Table 11-D. In addition, public- and common-use areas of all hotels and lodging houses shall be accessible.

EXCEPTION: Group R, Division 3 lodging houses that are occupied by the owner or proprietor of the lodging house.

Required sleeping rooms for persons with hearing impairments shall have visible alarms complying with

Section 1106.15. Such rooms shall have installed telephones complying with Section 1106.14.3, and an electrical outlet installed within 48 inches (1220 mm) of the telephone connection. Such rooms shall have devices separate from the visible alarm system which provide visible notification of incoming telephone calls and door bell actuation.

Where provided in accessible guest rooms the following facilities shall be accessible: dining areas; kitchens; kitchenettes; wet bars; patios; balconies; terraces; or similar facilities.

1103.1.8.4 Proportional distribution. Accessible dwelling units shall be apportioned among efficiency dwelling units, single bedroom units and multiple bedroom units, in proportion to the numbers of such units in the building. Accessible hotel guest rooms shall be apportioned among the various classes of sleeping accommodations.

1103.1.8.5 Congregate residences. In congregate residences with multi-bed rooms or spaces, a percentage equal to the minimum number of accessible rooms required by Table 11-C shall be accessible in accordance with Section 1106.26.

EXCEPTION: Congregate residences with 10 or fewer occupants need not be accessible.

1103.1.9 Other parking facilities. Principal use parking facilities which are not accessory to the use of any building or structure shall provide accessible spaces in accordance with Table 11-F.

1103.2 Design and Construction

1103.2.1 General. When accessibility is required by this chapter, it shall be designed and constructed in accordance with this chapter.

1103.2.2 Accessible route of travel. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel to areas of primary function may serve but shall not pass through kitchens, storage rooms, toilet rooms, bathrooms, closets, or other similar spaces.

EXCEPTIONS: 1. A single accessible route shall be permitted to pass through a kitchen or storage room in an accessible dwelling unit.

2. An accessible route of travel need not be provided between floor levels, provided that:

All floor levels in the building contain less than 3,000 square feet (278.7 m²) each; or

Where only two floor levels are provided, either floor is less than 3,000 square feet (278.7 m²).

This exception shall not apply to:

- 2.1. The offices of health care providers; or,
- 2.2. Transportation facilities and airports; or,
- 2.3. Buildings owned or leased by government agencies; or
- 2.4. Multi-tenant Group M retail and wholesale occupancies of five tenant spaces or more.

3. For sites where natural terrain or other unusual property characteristics do not allow the provisions of an accessible route of travel from the public way to the building, the point of vehicular debarkation may be substituted for the accessible entrance to the site.

4. In a one story building without a basement, an accessible route of travel need not be provided to mezzanine floors containing less than 3,000 square feet.

(For Group R, Division 1 occupancies, see Section 1105.3.1.)

Accessible routes of travel serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an area of evacuation assistance.

Where more than one building or facility is located on a site, accessible routes of travel shall connect accessible buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route connecting accessible building entrances, accessible site facilities and the accessible site entrances.

1103.2.3 Primary entrance access. At least 50% of all public entrances, or a number equal to the number of exits required by Section 1004.2.3, whichever is greater, shall be accessible. One of the accessible public entrances shall be the primary entrance to a building. At least one accessible entrance must be a ground floor entrance. Public entrances do not include loading or service entrances.

EXCEPTION: In Group R, Division 1 apartment buildings only the primary entrance need be accessible, provided that the primary entrance provides an accessible route of travel to all dwelling units required to be accessible.

Where a building is designed not to have common or primary entrances, the primary entrance to each individual dwelling unit required to be accessible, and each individual tenant space, shall be accessible.

1103.2.4 Signs.

1103.2.4.1 International Symbol of Access. The following elements and spaces of accessible facilities shall be identified by the International Symbol of Access:

1. Accessible parking spaces.
2. Accessible entrance when not all entrances are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance).

EXCEPTION: Individual entrances into dwelling units.

3. Accessible passenger loading zone(s).
4. Accessible toilet and bathing facilities when not all are accessible.

EXCEPTION: Toilet and bathing facilities within dwelling units, patient rooms and guest rooms.

At every major junction along or leading to an exterior accessible route of travel, there shall be a sign displaying the International Symbol of Accessibility. Signage shall indicate the direction to accessible entrance and facilities.

See also Sections 1103.1.2.1, 1104.2.5 and 1106.24.3.

1103.2.4.2 Other signs. Where provided, signs which identify permanent rooms and spaces shall comply with Sections 1106.16.2, 1106.16.3 and 1106.16.5. Where provided, other signs which provide direction to or information about the building or portion of a building shall comply with Sections 1106.16.3 and 1106.16.4.

EXCEPTION: Building directories and all temporary signs.

In hotels and lodging houses, a list of accessible guest rooms shall be posted permanently in a location not visible to the general public, for staff use at each reception or check-in desk.

In assembly areas, a sign notifying the general public of the availability of accessible seating and assistive listening systems shall be provided at ticket offices or similar locations.

SECTION 1104 — EGRESS AND AREAS OF EVACUATION ASSISTANCE

1104.1 General. In buildings or portions of buildings required to be accessible, accessible means of egress shall be provided in the same number as required for exits by Chapter 10. When an exit required by Chapter 10 is not accessible, an area for evacuation assistance shall be provided.

EXCEPTIONS: 1. Areas of evacuation assistance are not required in buildings where an approved, automatic fire-extinguishing system is installed in accordance with UBC Standard 9-1, provided that quick-response sprinkler heads are used where allowed by the standard; and that a written fire- and life-safety emergency plan, which specifically addresses the evacuation of persons with disabilities, is approved by the building official and the fire chief.

2. Areas for evacuation assistance are not required in open parking garages.

Every area for evacuation assistance shall comply with the requirements of this code and shall adjoin an accessible route of travel which shall comply with Section 1106.

1104.2 Areas for Evacuation Assistance.

1104.2.1 Location and construction. An area for evacuation assistance shall be one of the following:

1. A portion of a landing within a smokeproof enclosure, complying with Section 1005.3.3.

2. A portion of an exterior exit balcony, located immediately adjacent to an exit stairway, when the exterior exit balcony complies with Section 1006.3.2.

Openings to the interior of the building located within 20 feet (6096 mm) of the area for evacuation assistance shall be protected with fire assemblies having a three-fourths-hour fire-protection rating.

3. A portion of a one-hour fire-resistive corridor complying with Sections 1004.3.4.3, 1004.3.4.3.1 and 1004.3.4.3.2 located immediately adjacent to an exit enclosure.

4. A vestibule located immediately adjacent to an exit enclosure and constructed to the same fire-resistive standards as required by Sections 1004.3.4.3, 1004.3.4.3.1 and 1004.3.4.3.2.

5. A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building by not less than one-hour fire-resistive door assemblies.

6. When approved by the building official, an area or room which is separated from other portions of the building by a smoke barrier. Smoke barriers shall have a fire-resistive rating of not less than one hour and shall completely enclose the area or room. Doors in the smoke barrier shall be tight-fitting smoke- and draft-control assemblies having a fire-protection rating of not less than 20 minutes and shall be self-closing or automatic closing. The area or room shall be provided with an exit directly to an exit enclosure. When the room or area exits into an exit enclosure which is required to be of more than one-hour fire-resistive construction, the room or area shall have the same fire-resistive construction, including the same opening protection, as required for the adjacent exit enclosure.

7. An elevator lobby complying with Section 1104.4.

1104.2.2 Size. Each area for evacuation assistance shall provide at least two wheelchair spaces not smaller than 30 inches by 48 inches (760 mm by 1220 mm) for each space. The area for evacuation assistance shall not encroach on any required exit width. The total number of such wheelchair spaces per story shall not be less than 1 for every 200 persons of calculated occupant load served by the area for evacuation assistance.

EXCEPTION: The building official may reduce the minimum number of 30-inch (760 mm) by 48-inch (1220 mm) areas to one for each area for evacuation assistance on floors where the occupant load is less than 200.

1104.2.3 Stairway width. Each stairway adjacent to an area for evacuation assistance shall have a minimum clear width of 48 inches (1220 mm) between handrails.

1104.2.4 Two-way communication. A telephone with controlled access to a public telephone system or another method of two-way communication shall be provided between each area for evacuation assistance and the primary entrance. The telephone or other two-way communication system shall be located with the reach ranges specified in Section 1106.2.4. The fire department may approve location other than the primary entrance. The communication system shall not require voice communication.

1104.2.5 Identification. Each area for evacuation assistance shall be identified by a sign which states: **AREA FOR EVACUATION ASSISTANCE** and the International Symbol of Access. The sign shall be illuminated when exit sign illumination is required. The sign shall comply with Sections 1003.2.8.4 and 1003.2.8.5. In each area for evacuation assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

1104.3 Accessible Exits. All exterior exits which are located adjacent to accessible areas and within 6 inches (152 mm) of grade shall be accessible.

1104.4 Area for Evacuation Assistance, High-Rise Alternative. Within a building of any height or occupancy, constructed in accordance with the requirements of Section 403, an area for evacuation assistance may be located in the elevator lobby, or adjacent to the elevator where no lobby is required, when:

1. The area for evacuation assistance complies with the requirements for size, two-way communication and identification as specified in Section 1104.2; and,

2. Elevator shafts are pressurized as required for smokeproof enclosures in Section 1005.3.3. Such pressurization system shall be activated by smoke detectors on each floor located in a manner approved by the building official. Pressurization equipment and its ductwork within the building shall be separated from other portions of the building by a minimum of two-hour fire-resistive construction; and,

3. The manager of the building has established and maintains a written fire- and life-safety emergency plan which, in addition to other provisions, shall specifically address the evacuation of persons with disabilities. Such plan shall be approved by the building official and the fire chief.

SECTION 1105 — FACILITY ACCESSIBILITY

1105.1 General. Where buildings are required to be accessible, building facilities shall be accessible to persons with disabilities as provided in this section. For Group R, Division 1 apartment buildings, where specific floors of a

building are required to be accessible, the requirements shall apply only to the facilities located on accessible floors.

All building facilities or elements required by this section to be accessible shall be designed and constructed in accordance with Section 1106.

1105.2 Bathing and Toilet Facilities.

1105.2.1 Bathing facilities. When bathing facilities are provided, at least 2 percent, but not less than 1, bathtub or shower shall be accessible. In dwelling units where a separate bathtub and shower are provided in the same room, at least one shall be accessible.

1105.2.2 Toilet facilities. Toilet facilities located within accessible dwelling units, guest rooms, and congregate residences shall comply with Sections 1106.11 and 1106.27.

EXCEPTION: Within accessible dwelling units, only one toilet facility need be accessible.

In each toilet facility in other occupancies, at least one wheelchair accessible toilet stall with an accessible water closet shall be provided. In addition, when there are 6 or more water closets within a toilet facility, at least one ambulatory accessible toilet stall complying with Section 1106.11.4 shall also be installed.

Where urinals are provided, at least one urinal shall be accessible.

1105.2.3 Lavatories, mirrors and towel fixtures. At least one accessible lavatory shall be provided within any toilet facility. Where mirrors, towel fixtures and other toilet and bathroom accessories are provided, at least one of each shall be accessible.

1105.2.4 Adaptable fixtures in dwelling units. See Section 1106.27.2 for adaptable fixtures in dwelling units.

1105.3 Elevators, Platform Lifts and Stairways.

1105.3.1 Elevators.

1105.3.1.1 Where required. In multi-story buildings or portions thereof required to be accessible by Section 1103, at least one elevator shall serve each level, including mezzanines. Other than within an individual dwelling unit, where an elevator is provided but not required, it shall be accessible.

EXCEPTIONS: 1. In Group R, Division 1 apartment occupancies, an elevator is not required where accessible dwelling units and guest rooms are accessible by ramp or by grade level route of travel.

2. In a building of fewer than three stories, an elevator is not required where ramps, grade-level entrances or accessible horizontal exits from an adjacent building, are provided to each floor.

3. In multi-story parking garages, an elevator is not required where an accessible route of travel is provided from accessible parking spaces on levels with accessible horizontal connections to the primary building served.

4. In Group R, Division 1 hotels and lodging houses, less than 3 stories in height, an elevator is not required, provided that all accessible guest rooms are located on the ground floor.

1105.3.1.2 Design. All elevators shall be accessible.

EXCEPTIONS: 1. Private elevators serving only one dwelling unit.

2. Where more than one elevator is provided in the building, elevators used exclusively for movement of freight.

Elevators required to be accessible shall be designed and constructed to comply with Chapter 296-81 of the Washington Administrative Code.

1105.3.2 Platform lifts. Platform lifts may be used in lieu of an elevator under one of the following conditions subject to approval by the building official:

1. To provide an accessible route of travel to a performing area in a Group A Occupancy; or,

2. To provide unobstructed sight lines and distribution for wheelchair viewing positions in Group A Occupancies; or

3. To provide access to spaces with an occupant load of less than 5 that are not open to the public; or,

4. To provide access where existing site or other constraints make use of a ramp or elevator infeasible.

All platform lifts used in lieu of an elevator shall be capable of independent operation and shall comply with Chapter 296-81 of the Washington Administrative Code.

1105.3.3 Stairways. Stairways shall comply with Section 1106.9.

1105.4 Other Building Facilities.

1105.4.1 Water fountains. On any floor where water fountains are provided, at least 50 percent, but in no case less than one fountain, shall be accessible complying with Section 1106.13 and at least one fountain shall be mounted at a standard height.

1105.4.2 Telephones. On any floor where public telephones are provided at least one telephone shall be accessible. On any floor where 2 or more banks of multiple telephones are provided, at least one telephone in each bank shall be accessible and at least one telephone per floor shall be designed to allow forward reach complying with Section 1106.2.4.5.

Where any bank of public telephones consists of 3 or more telephones, at least one telephone in each bank shall be equipped with a shelf and electrical outlet complying with Section 1106.14.7.

All accessible telephones and at least 25 percent of all other public telephones, but in no case less than one, shall be provided with volume controls in accordance with Section 1106.14.3 and shall be dispersed among the public telephones provided in the building.

Where four or more public telephones are provided at a building site, and at least one is in an interior location, at least one interior telephone shall be a text telephone in accordance with Section 1106.14.

Where interior public pay phones are provided in transportation facilities; assembly and similar areas including stadiums and arenas; convention centers; hotels with convention facilities; or covered malls; or in or adjacent to hospital emergency, recovery, or waiting rooms; at least one interior text telephone shall be provided.

1105.4.3 Kitchens. Kitchens within accessible dwelling units shall be designed in accordance with Sections 1106.12 and 1106.27.

EXCEPTION: Kitchens in Type B dwelling units need not comply with Section 1106.12.1 (See Section 1106.27.1).

Kitchens, kitchenettes, or wet bars in other than dwelling units, which are provided accessory to a sleeping room, guest room, or suite, shall be designed in accordance with Section 1106. Countertops and sinks shall be no more than 34 inches (865 mm) above the finished floor. At least 50 percent of shelf space in cabinets and appliances shall be within the reach ranges of Section 1106.2.4.

1105.4.4 Recreation facilities. Where common- or public-use recreational facilities, swimming pools, hot tubs, spas, and similar facilities are provided, they shall be accessible. Swimming pools shall be accessible by transfer tier, hydraulic chair, ramp, or other means. Hot tubs and spas need be accessible only to the edge of the facility.

EXCEPTION: For Group R, Division 1 apartment occupancies, common- or public-use facilities accessory to buildings not required to contain either Type A or Type B dwelling units in accordance with Section 1103.1.8.2.

1105.4.5 Fixed or built-in seating or tables. Where fixed or built-in seating or tables are provided, at least 5 percent, but no fewer than one, shall be accessible. Accessible fixed or built-in seating or tables shall comply with Section 1106.19. In eating and drinking establishments, such seating or tables shall be distributed throughout the facility.

1105.4.6 Storage facilities. In other than Group R, Division 1 apartment buildings, where fixed or built-in storage facilities such as cabinets, shelves, closets, and drawers are provided in accessible spaces, at least one of each type provided shall contain storage space complying with Section 1106.18.

1105.4.7 Customer service facilities.

1105.4.7.1 Dressing and fitting rooms. Where dressing or fitting rooms are provided for use by the general public, patients, customers or employees, 5 percent, but not less than one, in each group of rooms serving distinct and different functions shall be accessible in accordance with Section 1106.24.

1105.4.7.2 Counters and windows. Where customer sales and service counters or windows are provided, a portion of the counter, or at least one window, shall be accessible in accordance with Section 1106.24.2.

1105.4.7.3 Shelving and display. Self-service shelves or display units in retail occupancies shall be located on an accessible route of travel in accordance with Section 1103.2.2. Not all self-service shelves and display units need be located within reach ranges required by Section 1106.2.4.

1105.4.7.4 Check-out aisles. Accessible check-out aisles shall be installed in accordance with Table 11-E and Section 1106.24.3.

1105.4.7.5 Food service lines. Where self-service shelves are provided in dining and drinking establishments, at least 50 percent of each type shall comply with Sections 1106.2 and 1106.22.

1105.4.8 Controls, operating mechanisms, and hardware. Controls, operating mechanisms, and hardware (including switches that control lighting, ventilation or electrical outlets) in accessible spaces, along accessible routes or as parts of accessible elements, shall comply with Section 1106.3.

1105.4.9 Alarms. Where provided, alarm systems shall include both audible and visible alarms. Visible alarm devices shall be located in all assembly areas; common-use areas, including toilet rooms and bathing facilities; hallways and lobbies; and hotel guest rooms as required by Section 1103.1.8.3.

EXCEPTIONS: 1. Alarm systems in Group I, Division 1.1 and 2 Occupancies may be modified to suit standard health care design practice.

2. Visible alarms are not required in Group R, Division 1 apartment buildings.

3. Visible alarms are not required in employee assigned work areas, whether they are single or multiple work stations.

SECTION 1106 — ACCESSIBLE DESIGN AND STANDARDS

1106.1 General. Where accessibility is required by this chapter, buildings and facilities shall be designed and constructed in accordance with this section, unless otherwise specified in this chapter.

1106.2 Space Allowance and Reach Ranges.

1106.2.1 Wheelchair passage width. The minimum clear width for single wheelchair passage shall be 36 inches (915 mm). The minimum width for two wheelchairs to pass is 60 inches (1525 mm).

EXCEPTION: The minimum width for single wheelchair passage may be 32 inches (815 mm) for a maximum distance of 24 inches (610 mm).

1106.2.2 Wheelchair turning spaces. Wheelchair turning spaces shall be designed and constructed to satisfy one of the following requirements:

1. A turning space not less than 60 inches (1525 mm) in diameter; or,

2. A turning space at T-shaped intersections or within a room, where the minimum width is not less than 36 inches (915 mm). Each segment of the T shall be clear of obstructions not less than 24 inches (610 mm) in each direction.

Wheelchair turning space may include knee and toe clearance in accordance with Section 1106.2.4.3.

1106.2.3 Unobstructed floor space. A floor space, including the vertical space above such floor space, which is free of any physical obstruction including door swings, to a height of 29 inches (737 mm). Where a pair of doors

occurs, the swing of the inactive leaf may be considered to be unobstructed floor space. Unobstructed floor space may include toe spaces that are a minimum of 9 inches (230 mm) in height and not more than 6 inches (152 mm) in depth.

1106.2.4 Clear floor or ground spaces and maneuvering clearance space for wheelchairs.

1106.2.4.1 Size. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant shall be not less than 30 inches (760 mm) by 48 inches (1220 mm).

1106.2.4.2 Approach. Wheelchair spaces shall be designed to allow for forward or parallel approach to an accessible feature.

1106.2.4.3 Knee and toe clearances. Spaces under obstructions, work surfaces or fixtures may be included in the clear floor or ground space provided that they are at least 30 inches (760 mm) in width, a minimum of 27 inches (685 mm) in height, and not greater than 25 inches (635 mm) in depth. Toe spaces under obstructions, work surfaces or fixtures which comply with the requirements for unobstructed floor space may be included in the clear floor or ground space.

1106.2.4.4 Approach to wheelchair spaces. One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route of travel, or shall adjoin another wheelchair clear space. Clear space located in an alcove or otherwise confined on all or part of three sides shall be not less than 36 inches (915 mm) in width where forward approach is provided, or 60 inches (1525 mm) in width where parallel approach is provided.

1106.2.4.5 Forward reach. Where the clear floor space allows only forward approach to an object, the maximum forward reach allowed shall not be higher than 48 inches (1220 mm). Reach obstructions 20 inches (510 mm) or less in depth may project into the clear space provided that knee clearance is maintained in accordance with Section 1106.2.4.3. Reach obstructions greater than 20 inches (510 mm) in depth may project into the clear space provided that the reach obstruction shall not exceed 25 inches (635 mm) in depth and the maximum forward reach shall not exceed 44 inches (1118 mm) in height. The minimum low forward reach shall not be lower than 15 inches (380 mm).

1106.2.4.6 Side reach. Where the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall not be higher than 48 inches (1219 mm). Obstructions no greater than 34 inches (865 mm) in height and no more than 24 inches (610 mm) in depth may be located in the side reach area provided that when such obstructions are present, the side reach shall not exceed 46 inches (1170 mm) in height. The minimum low side reach shall not be lower than 9 inches (230 mm).

1106.3 Controls and Hardware.

1106.3.1 Operation. Handles, pulls, latches, locks, and other operating devices on doors, windows, cabinets, plumbing fixtures, and storage facilities, shall have a lever or other shape which will permit operation by wrist or arm pressure and which does not require tight grasping, pinching or twisting to operate. Doors shall comply with Section 1003.3.1.5.

The force to activate controls on lavatories and water fountains and flush valves on water closets and urinals shall not be greater than 5 pounds (22.2N).

1106.3.2 Mounting heights. The highest operable part of environmental and other controls, dispensers, receptacles, and other operable equipment shall be within at least one of the reach ranges specified in Section 1106.2.4, and not less than 36 inches (915 mm) above the floor. Electrical and communications system receptacles on walls shall be mounted a minimum of 15 inches (380 mm) above the floor. Door hardware shall be mounted at not less than 36 inches (915 mm) and not more than 48 inches (1220 mm) above the floor.

1106.3.3 Clear floor space. Clear floor space that allows a forward or a side approach shall be provided at all controls or hardware.

1106.4 Accessible Route of Travel.

1106.4.1 Width. The minimum clear width of an accessible route of travel shall be 36 inches (915 mm) except at doors (see Section 1106.10.2). Where an accessible route includes a 180 degree turn around an obstruction which is less than 48 inches (1220 mm) in width, the clear width of the accessible route of travel around the obstruction shall be 42 inches (1065 mm) minimum. For exterior accessible routes of travel, the minimum clear width shall be 44 inches (1118 mm).

EXCEPTION: The minimum width for single wheelchair passage may be 32 inches (815 mm) for a maximum distance of 24 inches (610 mm).

Where an accessible route of travel is less than 60 inches (1525 mm) in width, passing spaces at least 60 inches (1525 mm) by 60 inches (1525 mm) shall be located at intervals not to exceed 200 feet (61 m). A T-shaped intersection of two corridors or walks may be used as a passing space.

1106.4.2 Height. Accessible routes shall have a clear height of not less than 79 inches (2007 mm). Where the vertical clearance of an area adjoining an accessible route of travel is less than 79 inches (2007 mm) but more than 27 inches (685 mm), a continuous permanent barrier shall be installed to prevent traffic into such areas of reduced clearance.

1106.4.3 Slope. An accessible route of travel shall have a running slope not greater than 1 vertical in 12 horizontal. An accessible route of travel with a running slope greater than 1 vertical in 20 horizontal shall comply with Section 1106.8. Cross slopes of an accessible route of travel shall not exceed 1 vertical in 48 horizontal.

1106.4.4 Changes in level. Changes in level along an accessible route of travel shall comply with Section 1106.6. Stairs or escalators shall not be part of an accessible route of travel. Any raised area within an accessible route of travel shall be cut through to maintain a level route or shall have curb ramps at both sides and a level area not less than 48 inches (1220 mm) long connecting the ramps.

1106.4.5 Surfaces.

1106.4.5.1 General. All floor and ground surfaces in an accessible route of travel shall comply with Section 1106.7.

1106.4.5.2 Detectable warnings. Curb ramps shall have detectable warnings complying with Section 1106.17. Detectable warnings shall extend the full width and depth of the curb ramp.

1106.4.6 Illumination. Illumination shall be provided along an exterior accessible route of travel at any time the building is occupied, with an intensity of not less than one footcandle (10.76 Lx) on the surface of the route.

1106.4.7 Curb Ramps.

1106.4.7.1 Slope. Slopes of curb ramps shall comply with Section 1106.8. Transitions from ramps to walks, gutters, or vehicular ways shall be flush and free of abrupt changes in height. Maximum slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route of travel shall not exceed 1 vertical in 20 horizontal.

1106.4.7.2 Width. Curb ramps shall be not less than 36 inches (915 mm) in width, exclusive of the required side slopes.

1106.4.7.3 Side slopes of curb ramps. Curb ramps located where pedestrians must walk across the ramp, or where not protected by handrails or guardrails, shall have sloped sides. The maximum side slope shall be 1 vertical in 10 horizontal. Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp.

EXCEPTION: Where the width of the walking surface at the top of the ramp and parallel to the run of the ramp is less than 48 inches (1220 mm), the maximum side slope shall be 1 vertical in 12 horizontal.

1106.4.7.4 Location. Built-up curb ramps shall be located so as not to project into vehicular ways nor be located within accessible parking spaces.

1106.4.7.5 Obstructions. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

1106.4.7.6 Location at marked cross walks. Curb ramps at marked cross walks shall be wholly contained within the markings, excluding any sloped sides.

1106.4.7.7 Orientation. Curb ramps shall be oriented in the same direction as pedestrian flow of crosswalks; diagonally oriented curb ramps are prohibited.

1106.4.8 Vehicular areas. Where an accessible route of travel crosses or adjoins a vehicular way, and where there are no curbs, railings or other elements which separate the pedestrian and vehicular areas, and which are detectable by a person who has a severe vision impairment, the boundary between the areas shall be defined by a continuous detectable warning not less than 36 inches (915 mm) wide, complying with Section 1106.17.

1106.5 Protruding Objects. Protruding objects shall not reduce the clear width of a route of travel or maneuvering space. Any wall- or post-mounted object with its leading edge between 27 inches (685 mm) and 79 inches (2007 mm) above the floor may project not more than 4 inches (102 mm) into a route of travel, corridor, passageway or aisle. Any wall- or post-mounted projection greater than 4 inches (102 mm) shall extend to the floor.

1106.6 Changes in Level. Accessible routes of travel and accessible spaces within buildings shall have continuous common floor or ramp surfaces. Abrupt change in height greater than 1/4 inch (6 mm) shall be beveled to 1 vertical in 2 horizontal. Changes in level greater than 1/2 inch (13 mm) shall be accomplished by means of a ramp meeting the requirements of Section 1106.8, a curb ramp meeting the requirements of Section 1106.4.7, or an elevator or platform lift meeting the requirements of Section 1105.3. For Type B dwelling units, see also Section 1106.27.

1106.7 Floor Coverings and Surface Treatments.

1106.7.1 General. All surfaces shall be firm and stable.

1106.7.2 Carpeting. Carpeting and floor mats in accessible areas shall be securely fastened to the underlying surface, and shall provide a firm, stable, continuous, and relatively smooth surface.

1106.7.3 Slip-resistant surfaces. Showers; locker rooms; swimming pool, spa, and hot tub decks; toilet rooms; and other areas subject to wet conditions shall have slip-resistant floors.

Exterior accessible routes of travel shall have slip-resistant surfaces.

1106.7.4 Grates. Within an accessible route of travel, grates shall have openings not more than 1/2 inch (13 mm) in one direction. Where grates have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel. The maximum vertical surface change shall be 1/8 inch (3 mm).

1106.7.5 Expansion and construction joints. Expansion and construction joints in exterior routes of travel shall have a width of not more than 1/2 inch (13 mm), shall be filled with a firm, compressible, elastic material, and shall be substantially level with the surface of the accessible route of travel.

1106.8 Ramps.

1106.8.1 General. Ramps required to be accessible shall comply with Section 1003.3.4 and the provisions of this section. No ramp shall change direction between landings, except ramps with an inside radius of 30 feet (9144 mm) or greater.

1106.8.2 Slope and rise. The maximum slope of a ramp shall be 1 vertical in 12 horizontal. The maximum rise for any run shall be 30 inches (760 mm).

1106.8.3 Width. The minimum width of a ramp shall be not less than 36 inches (915 mm) for interior ramps and 44 inches (1118 mm) for exterior ramps.

1106.8.4 Landings. Ramps within the accessible route of travel shall have landings at the top and bottom, and at least one intermediate landing shall be provided for each 30 inches (760 mm) of rise. Landings shall be level and have a minimum dimension measured in the direction of ramp run of not less than 60 inches (1525 mm). Where the ramp changes direction at a landing, the landing shall be not less than 60 inches (1525 mm) by 60 inches (1525 mm). The width of any landing shall be not less than the width of the ramp.

1106.8.5 Handrails. Ramps having slopes steeper than 1 vertical to 20 horizontal shall have handrails as required for stairways, except that intermediate handrails as required in Section 1003.3.3.6 are not required. Handrails shall be continuous provided that they shall not be required at any point of access along the ramp, nor at any curb ramp. Handrails shall extend at least 12 inches (305 mm) beyond the top and bottom of any ramp run.

EXCEPTION: Ramps having a rise less than or equal to 6 inches (152 mm), or a run less than or equal to 72 inches (1830 mm), need not have handrails.

1106.8.6 Exterior ramps. Exposed ramps and their approaches shall be constructed to prevent the accumulation of water on walking surfaces.

1106.8.7 Edge protection. Any portion of the edge of a ramp with a slope greater than 1 vertical in 20 horizontal, or landing which is more than 1/2 inch (13 mm) above the adjacent grade or floor, shall be provided with edge protection in accordance with the following:

1. **Walls and curbs.** When used, walls or curbs shall be not less than 2 inches (51 mm) in height above the surface of the accessible route of travel.

2. **Railings.** When used, railings shall comply with Section 1106.8.5 and also shall have one of the following features:

2.1 An intermediate rail mounted 17 to 19 inches (430 to 485 mm) above the ramp or landing surface, or

2.2 A guardrail complying with Section 509.

1106.9 Stairways.

1106.9.1 General. Stairways required to be accessible shall comply with Section 1003.3.3 and provisions of this section.

1106.9.2 Open risers. Open risers shall not be permitted.

EXCEPTION: Stairways in Group R, Division 1 apartment buildings may have open risers.

1106.9.3 Nosings. Stair nosings shall be flush, slip-resistant, and rounded to a radius of 1/2 inch (13 mm) maximum. Risers shall be sloped, or the underside of the nosing shall have an angle of not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 inches (38 mm).

1106.9.4 Exterior stairways. Exposed stairways and their approaches shall be constructed to prevent the accumulation of water on walking surfaces.

1106.10 Doors.

1106.10.1 General. Doors required to be accessible shall comply with Section 1003.3.1 and with provisions of this section. For the purpose of this section, gates shall be considered to be doors. An accessible gate or door shall be provided adjacent to any turnstile or revolving door. Where doorways have two independently operated door leaves, then at least one leaf shall comply with this section.

1106.10.2 Clear width. Doors shall be capable of being opened so that the clear width of the opening is not less than 32 inches (815 mm).

EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have a clear opening of not less than 20 inches (510 mm).

1106.10.3 Maneuvering clearances at doors. Except as provided in Section 1106.27, all doors shall have minimum maneuvering clearances as follows:

1. For a forward approach, where a door must be pulled to be opened, an unobstructed floor space shall extend at least 18 inches (455 mm) beyond the strike jamb and extend at least 60 inches (1525 mm) perpendicular to the doorway.

2. For a forward approach, where a door must be pushed to be opened and is equipped with a closer and a latch, an unobstructed floor space shall extend at least 12 inches (305 mm) beyond the strike jamb and extend at least 48 inches (1220 mm) perpendicular to the doorway.

3. For a forward approach, where a door must be pushed to be opened and is not equipped with a closer and a latch, an unobstructed floor space shall be at least the width of the doorway and extend at least 48 inches (1220 mm) perpendicular to the doorway.

4. For a hinge side approach, where a door must be pulled to be opened, an unobstructed floor space shall extend at least 36 inches (915 mm) beyond the latch side of the door and at least 60 inches (1525 mm) perpendicular to the doorway, or shall have an unobstructed floor space that extends at least 42 inches (1065 mm) beyond the latch side of the door and at least 54 inches (1370 mm) perpendicular to the doorway.

5. For a hinge side approach, where a door must be pushed to be opened and is not equipped with both a closer and a latch, an unobstructed floor space, measured from the latch side, shall extend across the width of the doorway and beyond the hinge side of the door for a total width of not less than 54 inches (1370 mm); and at least 42 inches (1065 mm) perpendicular to the doorway.

6. For a hinge side approach, where a door must be pushed to be opened and is equipped with both latch and closer, an unobstructed floor space, measured from the latch side, shall extend across the width of the doorway and beyond the hinge side of the door for a total width of not less than 54 inches (1370 mm); and at least 48 inches (1220 mm) perpendicular to the doorway.

7. For a latch side approach, where a door must be pulled to be opened and is equipped with a closer, an unobstructed floor space shall extend at least 24 inches (610 mm) beyond the latch side of the door and at least 54 inches (1370 mm) perpendicular to the doorway.

8. For a latch side approach, where a door must be pulled to be opened and is not equipped with a closer, an unobstructed floor space shall extend at least 24 inches (610 mm) beyond the latch side of the door and at least 48 inches (1220 mm) perpendicular to the doorway.

9. For a latch side approach, where a door must be pushed to be opened and is equipped with a closer, an unobstructed floor space shall extend at least 24 inches (610 mm) beyond the latch side of the door and at least 48 inches (1370 mm) perpendicular to the doorway.

10. For a latch side approach, where a door must be pushed to be opened and is not equipped with a closer, an unobstructed floor space shall extend at least 24 inches (610 mm) parallel to the doorway, beyond the latch side of the door and at least 42 inches (1065 mm) perpendicular to the doorway.

11. For a forward approach to a sliding or folding door, an unobstructed floor space shall extend the same width as the door opening and at least 48 inches (1220 mm) perpendicular to the doorway.

12. For a slide side approach to a sliding or folding door, an unobstructed floor space, measured from the latch side, shall extend across the width of the doorway and beyond the slide side of the door for a total width of not less than 54 inches (1370 mm); and at least 42 inches (1065 mm) perpendicular to the doorway.

13. For a latch side approach to a sliding or folding door, an unobstructed floor space shall extend at least 24 inches (610 mm) beyond the latch side of the door and at least 42 inches (1065 mm) perpendicular to the doorway.

14. Where two doors are in series, the minimum distance between two hinged or pivoted doors shall be 48 inches (1220 mm), in addition to any area needed for door swing. Doors in series shall swing either in the same direction, or away from the space between the doors.

15. All doors in alcoves shall comply with the requirement for a forward approach.

1106.10.4 Thresholds at doors. Thresholds at doors shall comply with Section 1106.6.

EXCEPTION: In dwelling units, exterior doors other than the accessible entrance to a dwelling unit, may be sliding doors with thresholds not exceeding 3/4 inch (19 mm).

1106.10.5 Automatic and power-assisted doors. Door-closers or power-operators shall be operable as required by Section 1003.3.1.2.

EXCEPTION: Floor pad or electric eye actuated power-operators.

All power-operated doors shall remain in the fully open position for not less than 6 seconds before closing. Touch switches shall be mounted 36 inches (915 mm) above the floor and not less than 18 inches (455 mm), nor more than 36 inches (915 mm), horizontally from the nearest point of travel of the moving door. Other power-operated doors must be actuated from a location not less than 36 inches (915 mm) from the nearest point of travel of the moving door. Power-operated doors shall automatically reopen when they encounter an obstruction other than the strike jamb.

1106.10.6 Door closers. Where provided, door closers shall be adjusted to close from an open position of 70 degrees to a point 3 inches (76 mm) from the latch, in not less than 3 seconds, when measured to the leading edge of the door.

1106.10.7 Vision panels. Where a door contains one or more vision panels, the bottom the glass of at least one panel shall be not more than 43 inches (1091 mm) above the floor.

1106.11 Bathrooms, Toilet Rooms, Bathing Facilities, and Shower Rooms.

1106.11.1 General. Bathrooms, toilet rooms, bathing facilities, and shower rooms shall be designed in accordance with this section. For dwelling units, see also Section 1106.27.

1106.11.2 Unobstructed floor space. An unobstructed floor space shall be provided within bathrooms, toilet rooms, bathing facilities, and shower rooms of sufficient size to inscribe a circle with a diameter not less than 60 inches (1525 mm). Doors in any position may encroach into this space by not more than 12 inches (305 mm). The clear floor spaces at fixtures, the accessible route of travel, and the unobstructed floor space may overlap.

1106.11.3 Wheelchair accessible toilet stalls.

1106.11.3.1 Dimensions. Wheelchair accessible toilet stalls shall be at least 60 inches (1525 mm) in width. Where wall-hung water closets are installed, the depth of the stall shall be not less than 56 inches (1420 mm). Where floor-mounted water closets are installed, the depth of the stall shall be not less than 59 inches (1500 mm). Entry to the compartment shall have a clear width of 32 inches (815 mm). Toilet stall doors shall not swing into the clear floor space required for any fixture. Except for door swing, a clear unobstructed access not less than 48 inches (1220 mm) in width shall be provided to toilet stalls.

EXCEPTION: Partitions may project not more than one inch (25 mm), in the aggregate, into the required width of the stall.

1106.11.3.2 Toe clearances. In any toilet stall, the front partition and at least one side partition shall provide a toe clearance of at least 9 inches (230 mm) above the floor.

EXCEPTION: Toe clearance is not required in a stall with a depth greater than 60 inches (1525 mm).

1106.11.3.3 Door hardware. Doors of accessible toilet stalls shall comply with Section 1106.3.

1106.11.4 Ambulatory accessible toilet stalls.

Ambulatory accessible toilet stalls shall be at least 36 inches (915 mm) in width, with an outward swinging, self-closing door. Grab bars shall be installed on each side of the toilet stall and shall comply with Sections 1106.11.5.3 and 1106.11.11.

1106.11.5 Water closets.

1106.11.5.1 Clear floor space. The lateral distance from the center line of the water closet to the nearest obstruction, excluding grab bars, shall be 18 inches (455 mm) on one side and not less than 42 inches (1065 mm) on the other side. In other than stalls, a clear floor space of not less than 32 inches (815 mm), measured perpendicular to the wall on which the water closet is mounted, shall be provided in front of the water closet.

EXCEPTION: In other than a toilet stall, a lavatory may be located within the clear floor space required for a water closet provided that knee and toe clearances for the lavatory comply with Section 1106.11.7, below, and:

1. In Type B dwelling units the edge of the lavatory shall be located not less than 15 inches (380 mm) from the centerline of the water closet; or,
2. In all other occupancies the edge of the lavatory shall be located not less than 18 inches (455 mm) from the centerline of the water closet.

1106.11.5.2 Height. The height of water closets shall be a minimum of 17 inches (430 mm) and a maximum of 19 inches (485 mm) measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

1106.11.5.3 Grab bars. Grab bars shall be installed at one side and at the back of the water closet. The top of grab bars shall be not less than 33 inches (840 mm) and not more than 36 inches (915 mm) above and parallel to the floor. Grab bars located at the side shall be a minimum 42 inches (1065 mm) in length located not more than 12 inches (305 mm) from the rear wall and extending at least 54 inches (1370 mm) from the rear wall. Grab bars located at the back shall be a minimum of 36 inches (915 mm) in length and shall extend at least 12 inches (305 mm) beyond the center of the water closet toward the side wall and at least 24 inches (610 mm) toward the open side of the water closet. Grab bars located at the back shall be mounted not more than 9 inches (230 mm) behind the water closet seat. See also Section 1106.11.11.

1106.11.5.4 Flush controls. Flush controls shall be mounted for use from the wide side of the water closet area and not more than 44 inches (1118 mm) above the floor. Flush valves shall comply with Section 1106.3.

1106.11.5.5 Dispensers and receptacles. Toilet paper and other dispensers or receptacles shall be installed within easy reach of the water closet, and shall not interfere with unobstructed floor space or grab bar utilization.

1106.11.6 Urinals. A clear floor space measuring 30 inches (760 mm) in width by 48 inches (1220 mm) in depth shall be provided in front of urinals to allow for forward approach. Urinal shields shall have a clear space between them of not less than 29 inches (737 mm) and shall not extend farther than the front edge of the urinal rim. Urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 inches (430 mm) above the floor. Flush controls shall be mounted not more than 44 inches (1118 mm) above the floor. Flush valves shall comply with Section 1106.3.

1106.11.7 Lavatories and sinks.

1106.11.7.1 Clear floor space. A clear floor space not less than 30 inches (760 mm) in width by 48 inches (1220 mm) in depth shall be provided in front of lavatories and sinks to allow a forward approach. The clear floor space may include knee and toe clearances not to exceed 19 inches (485 mm) extending under the lavatory or sink.

1106.11.7.2 Height. Lavatories and sinks shall be mounted with the rim or counter surface no higher than 34 inches (865 mm) above the finished floor.

1106.11.7.3 Knee and toe clearances.

1106.11.7.3.1 Lavatories. The total depth of the clear space beneath a lavatory shall be not less than 17 inches (430 mm), of which toe clearance shall be not more than 6 inches (152 mm) of the total depth. Knee clearance shall be not less than 29 inches (237 mm) in height and 30 inches (760 mm) in width.

1106.11.7.3.2 Sinks. Knee clearance not less than 27 inches (685 mm) in height, 30 inches (760 mm) in width, and 19 inches (485 mm) in depth shall be provided underneath sinks.

1106.11.7.4 Exposed pipes and surfaces. Hot water and drain pipes exposed under lavatories and sinks shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories or sinks.

1106.11.7.5 Faucets. Faucet control handles shall be located not more than 17 inches (430 mm) from the front edge of the lavatory, sink or counter, and shall comply with Section 1106.3. Self-closing valves shall remain open for at least 10 seconds per operation.

1106.11.7.6 Sink depth. Sinks shall be not more than 6-1/2 inches (165 mm) in vertical depth.

1106.11.8 Mirrors, dispensers, and other fixtures.

Mirrors or shelves shall be installed so that the bottom of the mirror or the top of the shelf is within 40 inches (1015 mm) of the floor.

Drying equipment, towel or other dispensers, and disposal fixtures shall be mounted so as to not exceed 40 inches (1015 mm) above the finished floor to any rack, operating controls, receptacle or dispenser.

1106.11.9 Bathtubs.

1106.11.9.1 Clear floor space. A clear floor space not less than 60 inches (1525 mm) in length shall be provided along the tub. Where the required seat is located at the end of the tub, the clear floor space shall be not less than 75 inches (1905 mm) in length. The clear floor space shall be not less than 30 inches (760 mm) in width where access to the space is parallel to the tub and not less than 48 inches (1220 mm) in width where access to the space is at right angles to the tub.

A lavatory which complies with Section 1106.11.7, above, may be located in the clear floor space for the tub.

Where a seat is provided and a lavatory is located in the clear floor space for the tub, the lavatory shall be located at the end of the tub adjacent to the controls.

1106.11.9.2 Seats. An in-tub seat or a seat at the end of the tub shall be provided. In-tub seats shall be portable and removable, not less than 12 inches (305 mm) in width, and extend the full width of the tub. Seats at the end of the tub shall be constructed flush with the top of the tub and shall extend not less than 15 inches (380 mm) from the end of the tub. Seats shall be mounted securely and shall not slip during use.

1106.11.9.3 Grab bars. All required grab bars shall be installed parallel to the floor. Lower grab bars shall be installed centered 9 inches (230 mm) above the tub rim. Upper or single grab bars shall be installed centered not less than 33 inches (840 mm) and not more than 36 inches (915 mm) above the floor of the clear space.

Where a tub has a seat at the end, two grab bars not less than 48 inches (1220 mm) in length shall be installed on the wall opposite the clear floor space. One end of each grab bar shall terminate where the tub abuts the seat.

Where a tub has an in-tub seat, two grab bars, not less than 24 inches (610 mm) in length, shall be installed on the wall opposite the clear floor space. The grab bars shall extend to not less than 24 inches (610 mm) from one end of the tub and not less than 12 inches (305 mm) from the other end. One grab bar shall be installed on the wall at the end of the tub opposite the drain, extending at least 12 inches (305 mm) from the clear floor space.

For all bathtubs, one grab bar shall be installed on the wall at the end of the tub nearest the drain, extending at least 24 inches (610 mm) from the clear floor space.

1106.11.9.4 Controls and fixtures. Faucets and other controls shall be located above the tub rim and below the grab bars, shall be offset laterally from the clear floor space between the open edge of the tub and the mid-point of the tub and shall comply with Section 1106.3.

A shower spray unit, with a hose at least 60 inches (1525 mm) long, that can be used as a fixed shower head or as a hand-held shower, shall be provided.

1106.11.9.5 Bathtub enclosures. Where provided, enclosures for bathtubs shall not obstruct controls or obstruct transfer from wheelchairs onto bathtub seats or into tubs. Bathtub enclosures shall not have tracks mounted on the tub rim.

1106.11.10 Shower stalls.

1106.11.10.1 Configuration. Shower stalls shall have one of the following configurations:

1. Transfer shower stalls shall be 36 inches by 36 inches (915 by 915 mm), nominal, and shall have a seat; or,

2. Roll-in shower stalls shall be not less than 30 inches (760 mm) in depth by 60 inches (1525 mm) in length.

1106.11.10.2 Clear floor space. A clear floor space shall be provided adjacent to shower stalls.

1. For transfer shower stalls, a clear floor space not less than 48 inches (1220 mm) in length, parallel to the open side of the shower stall, and not less than 36 inches (915 mm) in width, perpendicular to the open edge of the shower stall, shall be located so as to extend at least 12 inches (305 mm) beyond the wall on which the seat is mounted.

2. For roll-in shower stalls, a clear floor space not less than 60 inches (1525 mm) in length, parallel to the open edge of the shower stall, and not less than 36 inches (915 mm) in width, perpendicular to the open edge of the shower stall, shall be provided. A lavatory which complies with Section 1106.11.7, above, may be located within one end of the clear floor space. Where a seat is provided in the shower, a lavatory may be located only at the opposite end of the clear space.

1106.11.10.3 Seats. Transfer shower stalls shall be provided with a folding or non-folding seat located on the wall opposite the shower controls.

Roll-in shower stalls shall be provided with a folding seat located on the wall adjacent to the shower controls.

EXCEPTION: Roll-in shower stalls located in occupancies other than hotels, lodging houses and congregate residences need not be provided with a seat.

The seat shall be mounted not less than 17 inches (430 mm) and not more than 19 inches (485 mm) above the floor. The seat shall be mounted not more than 1 1/2 inches (38 mm) from the shower walls. The leading edge of the seat may be set back not more than 1 1/2 inches (38 mm) from the leading edge of the shower stall.

The seat shall be L-shaped and shall extend the full depth of the stall. The section of the seat adjacent to the wall opposite the clear floor space shall be at least 22 inches (560 mm) and not more than 23 inches (585 mm) wide, measured from the wall on which the seat is mounted. That section of the seat shall extend not less than 14 inches (355 mm) but not more than 15 inches (380 mm), measured from the wall opposite the clear floor space. The remaining portion of the seat shall be not less than 15 inches (380 mm) and not more than 16 inches (405 mm) wide, measured from the wall on which the seat is mounted, and shall extend the remaining depth of the stall.

1106.11.10.4 Grab bars. All required grab bars shall be installed parallel to the floor. All grab bars shall be installed not less than 33 inches (840 mm) and not more than 36 inches (915 mm) above the floor of the adjacent clear space.

For transfer shower stalls, a grab bar, not less than 18 inches (455 mm) in length, shall be installed on the wall opposite the clear floor space. One end of the grab bar

shall terminate at the wall opposite the seat. A grab bar not less than 27 inches (685 mm) in length shall also be installed on the wall opposite the seat.

For roll-in shower stalls, grab bars shall be provided on all permanent stall walls. Grab bars located on either end of the stall shall be not less than 27 inches (685 mm) in length. The grab bar located opposite the clear space shall be not less than 48 inches (1220 mm) in length.

1106.11.10.5 Controls and fixtures. Faucets and other controls shall be located on the same wall as the shower spray unit, and shall be installed not less than 38 inches (965 mm) or more than 48 inches (1220 mm) above the shower floor and shall comply with Section 1106.3. In addition:

1. For transfer shower stalls, the controls shall be located on the wall opposite the shower seat. The controls shall be located within 18 inches (455 mm) of the open side of the shower stall.

2. For roll-in shower stalls equipped with seats, the controls shall be mounted on the wall adjacent to the seat not more than 27 inches (685 mm) from the wall where the seat is mounted. For roll-in shower stalls without seats, the controls may be located on any wall. Where the controls are located on the back wall, they shall be located not more than 27 inches (685 mm) from a side wall.

A shower spray unit, with a hose at least 60 inches (1525 mm) long, that can be used as a fixed shower head or as a hand-held shower, shall be provided.

EXCEPTION: In unmonitored facilities where vandalism is a consideration, a fixed shower head may be installed not more than 48 inches (1220 mm) above the stall floor.

1106.11.10.6 Thresholds. In transfer shower stalls, thresholds shall be flush or beveled with a maximum edge height of 1/2 inch (13 mm), and a maximum slope of not more than 1 vertical in 2 horizontal.

Thresholds in roll-in shower stalls shall be level with the adjacent clear space.

1106.11.10.7 Shower enclosures. Where provided, enclosures for shower stalls shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.

1106.11.11 Structural requirements for grab bars, and tub and shower seats.

1106.11.11.1 General. All grab bars, and tub and shower seats required to be accessible, shall comply with this section.

1106.11.11.2 Size and spacing of grab bars. Grab bars shall have an outside diameter of not less than 1-1/4 inch (32 mm) nor more than 1-1/2 inches (38 mm) and shall provide a clearance of 1-1/2 inches (38 mm) between the grab bar and the wall.

1106.11.11.3 Structural strength. The structural strength of grab bars, tub and shower seats, fasteners and mounting devices shall meet the following specification:

1. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 300 pounds (1334 N) shall be less than the allowable stress for the material of the grab bar or seat.
2. Shear stress induced in a grab bar or seat by the application of 300 pounds (1334 N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.
3. Shear force induced in a fastener or mounting device from the application of 300 pounds (1334 N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
4. Tensile force induced in a fastener by a direct tension force of 300 pounds (1334 N) plus the maximum moment from the application of 300 pounds (1334 N) shall be less than the allowable withdrawal load between the fastener and the supporting structure.

1106.11.11.4 Special hazards. A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch (3 mm).

1106.12 Kitchens.

1106.12.1 Clear floor space. An unobstructed floor space shall be provided within kitchens of sufficient size to inscribe a circle with a diameter not less than 60 inches (1525 mm). Doors in any position may encroach into this space by not more than 12 inches (305 mm). The clear floor spaces at fixtures, the accessible route of travel, and the unobstructed floor space may overlap.

1106.12.2 Counter surfaces and shelving. Within Type A dwelling units, a counter surface, a minimum of 30 inches (760 mm) wide by 24 inches (610 mm) deep, shall be provided at a maximum height of 34 inches (865 mm), with a knee space beneath at least 27 inches (685 mm) in height.

In other than dwelling units, at least 50 percent of shelf space in cabinets, refrigerators and freezers shall be within the reach ranges specified in Section 1106.2.4.

1106.13 Water Fountains.

1106.13.1 Clear floor space. Wall- and post-mounted cantilevered units shall have a minimum clear floor space in front of the unit, of 30 inches (760 mm) in width by 48 inches (1220 mm) in depth to allow a forward approach.

Free-standing or built-in units not having a clear space beneath them shall have an adjacent clear floor space at least 30 inches (760 mm) in depth by 48 inches (1220 mm) in width in order to allow a person in a wheelchair to make a parallel approach to the unit.

1106.13.2 Knee space. Wall- and post-mounted cantilevered units shall have knee space in accordance with Section 1106.2.4.3. The knee space shall be not less than 17 inches (430 mm) nor more than 19 inches (485 mm) in depth.

1106.13.3 Spout location. Spouts shall be located not more than 36 inches (915 mm) above the floor or ground surface. Spouts shall be located at the front of the unit and shall direct a water flow not less than 4 inches (102 mm) in height, in a trajectory parallel to the front of the unit. Recessed units shall be installed such that the spout is not recessed beyond the plane of the wall.

1106.13.4 Controls. Controls shall be located not more than 6 inches (152 mm) from the front of the unit and shall comply with Section 1106.3. The force required to activate the control shall not exceed 5 pounds (22.2N).

1106.13.5 Water fountains in alcoves. Where a unit is installed in an alcove greater than 8 inches (205 mm) in depth, the alcove shall be not less than 48 inches (1220 mm) in width. A minimum 24 inches (610 mm) of clear space shall be provided from the spout to the nearest side wall of the alcove.

1106.14 Telephones.

1106.14.1 Clear floor or ground space. A clear floor or ground space, not less than 30 inches (760 mm) by 48 inches (1220 mm), that allows either a forward or parallel approach, shall be provided in front of telephones. Bases, enclosures and fixed seats shall not project into the clear floor space.

Where parallel approach is provided, any shelf or enclosure shall not project farther than 10 inches (255 mm) beyond the face of the telephone.

Where a forward approach is provided, any shelf shall not project farther than 20 inches (510 mm) beyond the face of the telephone; any enclosure panels shall be a minimum 30 inches (760 mm) apart, and where less than 36 inches (915 mm) apart, shall project no more than 24 inches (610 mm) beyond the face of the phone.

1106.14.2 Height. The highest operable part of a telephone shall be within the reach ranges specified in Section 1106.2.4.

1106.14.3 Equipment for persons with hearing impairments. Telephones shall be equipped with volume controls and shall be hearing aid compatible. Volume controls shall be capable of increasing volume not less than 12 dbA nor more than 18 dbA above normal.

EXCEPTION: Where an automatic reset is provided, 18 dbA may be exceeded.

1106.14.4 Controls. Telephones shall have push-button controls where service for such equipment is available.

1106.14.5 Cord length. The cord from the telephone to the handset shall be not less than 29 inches (737 mm) in length.

1106.14.6 Text telephones. Text telephones shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the text telephone and the telephone receiver.

1106.14.7 Shelf and electrical outlet. Shelves and an electrical outlet shall be located within or adjacent to the telephone enclosure. The shelf shall be not less than 10 inches by 10 inches (255 mm by 255 mm) in dimension, with a vertical clearance above the shelf of not less than 6 inches (152 mm). The telephone handset shall be capable of being placed flush on the surface of the shelf.

1106.15 Alarms.

1106.15.1 Audible alarms. Audible alarms shall produce a sound in accordance with the Fire Code.

1106.15.2 Visible alarms. Visible alarm signal appliances shall be integrated into the building or facility alarm system. Where single-station audible alarms are provided, single-station visible alarm signals shall be provided.

EXCEPTION: Visible alarms are not required in Group R, Division 1 apartment buildings.

Visible alarm system designs shall comply with the requirements in ANSI A117.1, 1998 edition, or NFPA 72, 1999 edition.

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1106.15.3 Access to manual fire alarm systems. Manual fire alarm devices shall be mounted not more than 54 inches (1370 mm) above the floor where a parallel approach is provided.

1106.16 Signage.

1106.16.1 Symbols.

1106.16.1.1 International Symbol of Access. The International Symbol of Access shall be as shown below:



1106.16.1.2 Text Telephones. Text Telephones required by Section 1105.4.2 shall be identified by the International Text Telephone Symbol as shown below:



1106.16.1.3 Assistive listening systems. Permanently installed assistive listening systems that are required by Section 1103.1.2.2 shall be identified by the International Symbol of Access for Hearing Loss as shown below:



1106.16.1.4 Volume control telephones. Telephones required by Section 1105.4.2 to have volume controls shall be identified by a handset containing a depiction of a telephone handset with radiating sound waves.

1106.16.2 Mounting location and height. Signs shall be installed on the wall adjacent to the latch side of the door. Signs shall be centered at 60 inches (1525 mm) above the finished floor. Mounting location for such signage shall be such that a person may approach within 3 inches (76 mm) of signage without encountering protruding objects or standing within the swing of a door.

1106.16.3 Finish and color. Characters and symbols shall have a high contrast with their background. The character and background of interior signs shall be eggshell, matte, or other nonglare finish.

All interior and exterior signs depicting the International Symbol of Access shall be white on a blue background.

1106.16.4 Character proportion and height. Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10.

Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum character height for signs that are suspended or projected overhead is 3 inches (76 mm) for upper case letters. Lower case letters are permitted.

1106.16.5 Raised and Braille characters and pictorial symbol signs (pictograms).

1106.16.5.1 Raised characters and symbols. Characters and symbols on tactile signs shall be raised at least 1/32 inch (.8 mm). Raised characters and symbols shall be simple type face upper case characters. Raised characters and symbols shall be between 5/8 inch (16 mm) and 2 inches (51 mm) in height. Raised characters shall be accompanied by Braille in accordance with this section.

1106.16.5.2 Braille. Braille shall be separated from the corresponding raised characters or symbols. Braille shall be Grade 2.

1106.16.5.3 Pictograms. Where provided, pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be not less than 6 inches (152 mm) in height.

1106.17 Detectable Warnings. Detectable warnings on walking surfaces shall consist of raised truncated domes having a diameter of 0.9 inches (23 mm) nominal, a height of 0.2 inches (5 mm) nominal, and a center-to-center spacing of 2.35 inches (60 mm) nominal, or be an approved alternate, and shall contrast visually and tactilely with adjoining surfaces.

1106.18 Storage, Shelving and Display Units.

1106.18.1 Clear floor space. Storage, shelving and display units shall have a clear floor space, not less than 30 inches (760 mm) by 48 inches (1220 mm), that allows for either a forward or parallel approach.

1106.18.2 Height. Accessible storage, shelving and display units shall be within the reach ranges specified in Section 1106.2.4. Clothes rods shall be not more than 54 inches (1370 mm) above the floor.

1106.19 Seating, Tables, and Sinks.

1106.19.1 Clear floor space. Sinks and seating spaces at tables shall have a clear floor space of not less than 30 inches (760 mm) by 48 inches (1220 mm), that allows forward approach. The clear floor space shall not overlap knee space by more than 19 inches (483 mm).

1106.19.2 Knee clearances. Knee spaces at tables, counters, and sinks shall be provided in accordance with Section 1106.2.4.3. In addition, the depth of the knee space shall be not less than 19 inches (483 mm). No projection which might obstruct the arm of a wheelchair may intrude into this clearance, within 24 inches (610 mm) horizontally from the table edge.

1106.19.3 Height. The tops of tables and sinks shall be not less than 28 inches (710 mm) nor more than 34 inches (865 mm) in height above the floor or ground.

1106.20 Aisles. All aisles required to be accessible, including check out aisles, food service lines, and aisles between fixed tables, shall be not less than 36 inches (915 mm) in width.

1106.21 Assembly Areas.

1106.21.1 Wheelchair spaces.

1106.21.1.1 Location. Wheelchair spaces shall be an integral part of any fixed seating plan and shall be dispersed throughout the seating area. Spaces shall adjoin an accessible route of travel that also serves as a means of egress and shall be located to provide lines of sight comparable to those for all viewing areas.

EXCEPTION: Accessible viewing positions may be clustered for bleachers, balconies and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.

1106.21.1.2 Size. Wheelchair spaces shall be not less than 33 inches (840 mm) in width. Where forward or rear approach is provided, wheelchair spaces shall be not less than 48 inches (1220 mm) in depth. Where only side approach is provided, wheelchair spaces shall be not less than 60 inches (1525 mm) in depth.

1106.21.1.3 Surfaces. The ground or floor surfaces at wheelchair locations shall be level and shall comply with Section 1106.7.

1106.21.2 Placement of assistive listening systems.

Where an assistive listening system serves individual fixed seats, such seats shall have a clear line of sight and shall be located not more than 50 feet (15 m) from the stage or performance area.

1106.22 Restaurants and Cafeterias.

1106.22.1 Aisles. Aisles to fixed tables required to be accessible shall comply with Section 1106.20.

1106.22.2 Food service lines.

1106.22.2.1 Clear floor space. Food service lines shall comply with Section 1106.20.

1106.22.2.2 Height. Tray slides shall be mounted not more than 34 inches (865 mm) in height above the floor.

1106.22.2.3 Counters and bars. Where service of food or drink is provided at counters more than 34 inches (865 mm) in height, to customers seated on stools or standing, a portion of the main counter shall be provided in compliance with Section 1106.19, or service shall be available at accessible tables within the same area.

1106.22.2.4 Tableware and condiment areas. Self-service shelves and dispensing devices for tableware, dishware, condiments, food, and beverages shall be installed to comply with Section 1106.18.

1106.23 Patient Bedrooms. Each patient bedroom shall be designed and constructed to provide space for a 180-degree turn that complies with Section 1106.2.2. Each patient room shall have a minimum clear floor space not less than 36 inches (915 mm) on each side of any bed.

1106.24 Customer Service Facilities.

1106.24.1 Dressing and fitting rooms.

1106.24.1.1 Clear floor space. Each dressing and fitting room shall have a clear floor space complying with Section 1106.2.

EXCEPTION: Dressing and fitting rooms that are entered through a curtained opening need not comply with Section 1106.2.2.

1106.24.1.2 Doors. All doors to accessible dressing and fitting rooms shall comply with Section 1106.10.

1106.24.1.3 Benches. Every accessible dressing or fitting room shall have a bench installed adjacent to the longest wall in the room. The bench shall be not less than 24 inches (610 mm) in width and 48 inches (1220 mm) in length, and shall be mounted not less than 17 inches (430 mm) nor more than 19 inches (483 mm) above the finished floor.

Clear floor space shall be provided adjacent to the bench to allow for parallel transfer, and the structural strength of the bench shall comply with Section 1106.11.11.3.

Where benches are installed in dressing and fitting rooms adjacent to showers, swimming pools, or other wet locations, water shall not accumulate upon the surface of the bench and the bench shall have a slip-resistant surface.

1106.24.1.4 Mirrors. Where provided, mirrors in accessible dressing and fitting rooms shall be not less than 18 inches (455 mm) in width by 54 inches (1370 mm) in height and shall be mounted opposite the bench.

1106.24.2 Counters and windows. Where counters are required to be accessible, the accessible portion shall be not less than 36 inches (915 mm) in length and not more than 36 inches (915 mm) in height above the finished floor.

Where accessible windows are required, they shall be no more than 36 inches (915 mm) in height above the finished floor.

EXCEPTION: An auxiliary counter with a maximum height of 36 inches (915 mm) is installed in close proximity to the main counter.

1106.24.3 Check-out aisles. The width of accessible check-out aisles shall comply with Section 1106.20. Counters in accessible check-out aisles shall be not more than 38 inches (965 mm) in height, and the top of the raised edge of the counter shall not exceed 40 inches (1015 mm) in height above the finished floor.

Accessible check-out aisles shall be identified by the International Symbol of Access in accordance with Section 1106.16.1.1.

1106.25 Libraries.

1106.25.1 Reading and study areas. At least 5 percent, or a minimum of one, of each element of fixed seating, tables, or study carrels shall comply with Section 1106.19. Clearances between fixed accessible tables and study carrels shall comply with Section 1106.20.

1106.25.2 Check-out areas. At least one lane at each check-out area shall comply with Section 1106.20. Any traffic control or book security gates or turnstiles shall comply with Section 1106.10.

1106.25.3 Card catalogs, magazine displays and stacks.

1106.25.3.1 Aisles. Aisles between card catalogs, magazine displays or stacks shall comply with Section 1106.20.

1106.25.3.2 Height. Card catalogs or magazine displays shall have a reach height of not more than 54 inches (1370 mm) for side approach and not more than 48 inches (1220 mm) for forward approach.

Not all shelves in library stacks need be located within reach ranges required by Section 1106.2.4.

1106.26 Hotels and Congregate Residences.

1106.26.1 Clear floor space. Each sleeping room shall have a space complying with Section 1106.4.1, along both sides of each bed.

EXCEPTION: In rooms with two beds, only one 36 inch (915 mm) wide maneuvering space need be provided between the two beds.

1106.26.2 Accessible route of travel. An accessible route of travel complying with Section 1103.2.2 shall connect all accessible spaces and elements; including telephones, patios, terraces, balconies, carports, garages or parking spaces; with all accessible sleeping rooms.

1106.26.3 Doors. Doors within all sleeping rooms, suites or other covered units shall comply with Section 1106.10.

1106.26.4 Storage. Where fixed or built-in storage is provided in accessible units, sleeping rooms, or suites; including cabinets, shelves, closets, and drawers; at least one of each type shall comply with Section 1106.18.

1106.26.5 Controls. All controls in accessible units, sleeping rooms, and suites shall comply with Section 1106.3.

1106.27 Dwelling Units.

1106.27.1 Type A and B dwelling units. Type A and B dwelling units shall comply with Section 1106.

EXCEPTIONS: 1. In a Type A accessible dwelling unit with two or more stories, access to other levels is not required if the accessible level complies with all requirements for Type A accessible dwelling units and that kitchen, toilet and bathing facilities, and at least one bedroom are provided on the accessible level.

2. Kitchens in Type B dwelling units need not comply with Section 1106.12.1, provided that:

- 2.1. A clear space at least 30 inches by 48 inches (760 mm by 1220 mm) that allows parallel approach by a person in a wheelchair is provided at the range or cook top and sink, and either a parallel or forward approach is provided at all other appliances; and,
- 2.2. In all other kitchens, clearance between all opposing counters, base cabinets, countertops, appliances, and walls shall be not less than 40 inches (1015 mm); and,
- 2.3. In "U" shaped kitchens with a sink, range, or cooktop at the base of the "U", an unobstructed floor space of sufficient size to inscribe a circle with a diameter of not less than 60 inches (1525 mm) shall be provided.

3. Bathrooms in Type B dwelling units need not comply with Section 1106.11.2, provided that sufficient maneuvering space which is not less than 30 inches by 48 inches (760 by 1220 mm) is provided within the bathroom. Doors may swing into the clear floor space provided at any fixture, but shall not encroach on the required maneuvering space.

4. Doors in Type B dwelling units, other than the primary entry door, need not comply with Section 1106.10.3.

5. Mezzanines in Type A or B dwelling units need not be accessible.

6. Raised or sunken floors in Type B dwelling units need not be accessible, provided that they do not interfere with the accessible route of travel through the unit, and are not located in the kitchen or bathroom.

7. Counter surfaces in Type B dwelling units need not comply with Section 1106.12.2.

8. Within an individual dwelling unit in a building with an elevator, access to other levels is not required if the accessible level complies with all requirements for accessible dwelling units.

9. In Type B dwelling units, exterior deck, patio, or balcony surfaces may be no more than 4 inches (100 mm) below the floor level of the interior surface where the exterior surface is constructed of an impervious material such as concrete, brick, or flagstone.

10. Vanities or lavatories in Type A and B dwelling units may be located in the clear floor spaces as permitted in Section 1106.11.5.1.

11. Seats for bathtubs or showers are not required in Type B dwelling units.

12. In Type B dwelling units, the clear floor space for bathtubs or showers may be reduced to not less than 30 inches (760 mm) in width by 48 inches (1220 mm) in length.

13. Showers in Type B dwelling units shall be nominal 36 inches (915 mm) minimum by 36 inches (915 mm) minimum.

1106.27.2 Adaptable fixtures for dwelling units.

1106.27.2.1 Grab bars. Grab bars may be omitted in bathing and toilet facilities within Type A or B dwelling units, provided that all structural reinforcements for grab bar installation are provided in the appropriate locations in the adjoining walls.

1106.27.2.2 Kitchen counters. Cabinets or shelving may be installed beneath the counter space required by Section 1106.12.2, provided that such cabinetry or shelving is not permanent, and is easily removable.

1106.27.2.3 Lavatories. Cabinets or shelving may be installed beneath bathroom lavatories provided that such cabinetry or shelving is not permanent, and is easily removable.

1106.27.2.4 Signage. Parking signage required by Section 1107.3 need not be installed in spaces designated for accessible dwelling units.

SECTION 1107 — PARKING FACILITIES

1107.1 Accessible Parking Required.

1107.1.1 General. For other than Group R, Division 1 apartment buildings, when parking lots or garage facilities are provided, accessible parking spaces shall be provided in accordance with Table 11-F.

1107.1.2 Inpatient and outpatient medical care facilities. For Group I, Division 1.1, 1.2 and 2 units and facilities specializing in the treatment of persons with mobility impairments on either an inpatient or outpatient basis, 20 percent of the parking spaces provided accessory to such units and facilities shall be accessible.

1107.1.3 Outpatient medical care facilities. For Group I, Division 1.1 and 1.2 Occupancies providing outpatient medical care facilities, 10 percent of the parking spaces provided accessory to such occupancies shall be accessible.

1107.1.4 Apartment buildings. For Group R, Division 1 apartment buildings where parking is provided, one accessible parking space shall be provided for each Type A dwelling unit and reserved for its occupants. In addition, where the total parking provided on a site exceeds 1 parking space per dwelling unit, not less than 2 percent, and in no case less than 1 space, of this additional parking shall be accessible.

1107.1.5 Van parking. For other than Group R, Division 1 apartment buildings, where accessible parking is required, one of every eight accessible parking spaces, or fraction thereof, shall be designed to be accessible to vans.

1107.1.6 Location of parking. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.

EXCEPTION: In multilevel parking structures, all accessible van parking spaces may be located on the same level.

Where a parking facility is not accessory to a particular building, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance to the parking facility.

1107.2 Design and Construction.

1107.2.1 General. When accessible parking spaces are required by this section, they shall be designed and constructed in accordance with this section.

1107.2.2 Size. Parking spaces shall be not less than 96 inches (2440 mm) in width and shall have an adjacent access aisle not less than 60 inches (1525 mm) in width. Van accessible parking spaces shall have an adjacent access aisle not less than 96 inches (2440 mm) in width.

Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.

1107.2.3 Vertical clearance. Where accessible parking spaces are required for vans, the vertical clearance shall be not less than 114 inches (2895 mm) at the parking space and along at least one vehicle access route to such spaces from site entrances and exits.

1107.2.4 Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed 1 vertical in 48 horizontal.

1107.2.5 Surface. Parking spaces and access aisles shall be firm, stable, smooth, and slip-resistant.

1107.3 Signs. Every parking space required by this section shall be identified by a sign, centered between 3 and 5 feet (915 mm and 1525 mm) above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Access and the phrase "State Disabled Parking Permit Required".

Van accessible parking spaces shall have an additional sign mounted below the International Symbol of Access identifying the spaces as "Van Accessible."

EXCEPTION: Where all of the accessible parking spaces comply with the standards for van accessible parking spaces. (See also Section 1106.27.2)

SECTION 1108 — PASSENGER LOADING ZONES

1108.1 Location. Where provided, passenger loading zones shall be located on an accessible route of travel.

1108.2 Design and Construction.

1108.2.1 General. Passenger loading zones shall be designed and constructed in accordance with this section.

1108.2.2 Size. Passenger loading zones shall provide an access aisle not less than 60 inches (1525 mm) in width by 20 feet (6m) in length with the long dimension abutting and parallel to: A: the vehicle space on one side; and B: an accessible route of travel on the other.

1108.2.3 Slope. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 48 horizontal.

PART III ACCESSIBILITY FOR EXISTING BUILDINGS

SECTION 1109 — SCOPE

1109.1 General. The provisions of this part apply to renovation, alterations, and additions to existing buildings including those identified as historic buildings. This chapter includes minimum standards for removing architectural barriers, and providing and maintaining accessibility for persons with disabilities to existing buildings and their related facilities.

1109.2 Equivalent Facilitation. Departures from specific technical and scoping requirements of this part by the use of alternate methods are permitted where such methods will provide equivalent or greater access to, and usability of, the facility. Alternate methods shall permit individuals with disabilities to approach, enter, and use a site, building, facility or portion thereof; as easily, safely, conveniently, and independently as the specified method.

SECTION 1110 — DEFINITIONS

For the purpose of this part, certain terms are designated as follows:

ALTERATION is any change, addition, or modification in construction or occupancy.

ALTERATION, SUBSTANTIAL is any alteration, where the total cost of all alterations (including but not limited to electrical, mechanical, plumbing, and structural changes) for a building or facility within any 12-month period amounts to 60 percent or more of the appraised value.

PATH OF TRAVEL means a continuous, unobstructed way of pedestrian passage by means of which an altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entry to the facility, and other parts of the facility. For the purposes of this part, the term path of travel also includes restrooms, telephones, and water fountains serving the altered area.

TECHNICALLY INFEASIBLE means that an alteration has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame, or because site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and necessary to provide accessibility.

SECTION 1111 — ADDITIONS

New additions may be made to existing buildings without making the entire building comply, provided the new additions conform to the provisions of Part II of this chapter, except as follows:

1. **Entrances.** Where a new addition to a building or facility does not have an accessible entrance, at least one entrance in the existing building or facility shall be accessible.

2. **Accessible Route.** Where the only accessible entrance to the addition is located in the existing building or facility, at least one accessible route of travel shall be provided through the existing building or facility to all rooms, elements and spaces in the new addition which are required to be accessible.

3. **Toilet and Bathing Facilities.** Where there are no toilet rooms and bathing facilities in an addition and these facilities are provided in the existing building, then at least one toilet and bathing facility in the existing facility shall comply with Section 1106 or with Section 1112.3.7.

4. **Group I Occupancies.** Where patient rooms are added to an existing Group I Occupancy, a percentage of the additional rooms equal to the requirement of Section 1103.1.6, but in no case more than the total number of rooms required by Section 1103.1.6, shall comply with Section 1106.23. Where toilet or bathing facilities are part of the accessible rooms, they shall comply with Section 1106.11.

5. **Path of Travel.** Where an addition affects the access to or use of an area of primary function, to the maximum extent feasible, the path of travel to the area of primary function shall be made accessible.

EXCEPTION: Subject to the approval of the building official, the path of travel need not be made accessible if the cost of compliance with this part would exceed 20 percent of the total cost of construction, inclusive of the cost of eliminating barriers, within a 36-month period.

SECTION 1112 — ALTERATIONS

1112.1 General.

1112.1.1 Compliance. Alterations to existing buildings or facilities shall comply with this section. No alteration shall reduce or have the effect of reducing accessibility or usability of a building, portion of a building, or facility. If compliance with this section is technically infeasible, the alteration shall provide accessibility to the maximum extent feasible.

EXCEPTION: Except when substantial as defined by Section 1110, alterations to Group R, Division 1 apartment buildings need not comply with this section.

1112.1.2 Existing elements. Where existing elements, spaces, essential features or common areas are altered, each such altered element, space, feature, or area shall comply with the applicable provisions of Part II of this chapter. Where an alteration is to an area of primary function, to the maximum extent feasible, the path of travel to the altered area shall be made accessible. See also Appendix Chapter 11 Division II.

EXCEPTIONS: 1. An accessible route of travel need not be provided to altered elements, spaces or common areas which are not areas of primary function.

2. Areas of evacuation assistance need not be added to an altered building.

3. Subject to the approval of the building official, the path of travel need not be made accessible if the cost of compliance with this part would exceed 20 percent of the total cost of construction, inclusive of the cost of eliminating barriers, within an 36-month period.

1112.1.3 Installation of stairs or escalators. Where an escalator or new stairway is planned or installed requiring major structural changes, then a means of vertical transportation (e.g. elevator, platform lift) shall be provided in accordance with this chapter.

1112.1.4 Other requirements.

1112.1.4.1 Where alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire area or space shall be accessible.

1112.1.4.2 No alteration of an existing element, space or area of a building shall impose a requirement for greater accessibility than that which would be required for new construction.

1112.1.4.3 Where the alteration work is limited solely to the electrical, mechanical or plumbing system or hazardous materials removal, and does not involve the alteration, structural or otherwise, of any elements and spaces required to be accessible under these standards, Chapter 11 does not apply.

1112.1.4.4 Where alterations would increase the number of public pay telephones to four, with at least one in the interior, or where the facility has four or more public pay telephones and one or more is altered; at least one interior text telephone shall be provided in accordance with Section 1106.14.

1112.1.4.5 Where a building has an accessible entrance, altered entrances need not be made accessible unless they provide access to areas of primary function.

1112.1.4.6 Where sleeping rooms are altered in an existing Group R, Division 1 hotel, at least 1 sleeping room that complies with Section 1106.26 shall be provided for each 25 sleeping rooms or fraction thereof. In addition, at least 1 sleeping room for each 25 sleeping rooms or fraction thereof shall have telephones, visible alarms, and visible notification devices in accordance with Section 1103.1.8.3.

1112.1.4.7 Where patient bedrooms are altered in an existing Group I Occupancy, a percentage of the altered bedrooms equal to the requirement of Section 1103.1.6, but in no case more than the total number of bedrooms required by Section 1103.1.6, shall comply with Section 1106.23. Where toilet or bathing facilities are part of the accessible rooms, they shall comply with Section 1106.11.

1112.2 Substantial Alterations. Where substantial alteration as defined in Section 1110 occurs to a building or facility, the entire building or facility shall comply with Part II of this code.

EXCEPTION: 1. Areas of evacuation assistance need not be added to a substantially altered building.

2. Type B Dwelling units need not be provided in buildings which are substantially altered.

1112.3 Modifications.

1112.3.1 General. The following modifications set forth in this section may be used for compliance where the required standard is technically infeasible or when providing access to historic buildings.

1112.3.2 Ramps. Curb ramps and ramps constructed on existing sites, or in existing buildings or facilities, may have slopes and rises greater than specified in Part II of this chapter, where space limitations preclude the use of 1 vertical in 12 horizontal slope or less, provided that:

1. A slope not greater than 1 vertical in 10 horizontal is allowed for a maximum rise of 6 inches (152 mm).
2. A slope not greater than 1 vertical in 8 horizontal is allowed for a maximum rise of 3 inches (76 mm).
3. Slopes greater than 1 vertical in 8 horizontal are prohibited.

1112.3.3 Stairways. Full extension of stair handrails is not required when such extension would be hazardous or impossible due to plan configuration. When an accessible elevator is provided, existing stairs need not be made accessible.

1112.3.4 Elevators. Elevators shall comply with Chapter 296-81, Washington Administrative Code.

1112.3.5 Platform lifts. Upon the approval of the building official, platform lifts may be used in alterations, in locations in addition to those permitted in Part II of this chapter, if installation of an elevator is technically infeasible.

Platform lifts shall comply with Chapter 296-81 of the Washington Administrative Code.

1112.3.6 Doors.

1112.3.6.1 Clearance. When existing elements prohibit strict compliance with the clearance requirements, a projection of 5/8 inch (16 mm) maximum is permitted for the latch side door stop.

1112.3.6.2 Thresholds. Existing thresholds measuring 3/4 inch (19 mm) high or less which are modified to provide a beveled edge on each side, may be retained.

1112.3.7 Toilet rooms.

1112.3.7.1 Shared facilities. The addition of one unisex toilet facility accessible to all occupants on the floor may be provided in lieu of making existing toilet facilities accessible when it is technically infeasible to comply with either part of Chapter 11. The unisex facility shall be located in the same area as existing facilities.

1112.3.7.2 Number. The number of toilet facilities and water closets required by the Building Code may be reduced by one, in order to provide accessible features.

1112.3.7.3 Signage. When existing toilet facilities are altered and not all are made accessible, directional signage complying with Section 1106.16.3 and 1106.16.4 shall be provided indicating the location of the nearest accessible toilet facility.

1112.3.8 Assembly areas. Seating shall adjoin an accessible route of travel that also serves as a means of emergency egress or route to an area for evacuation

assistance. In alterations, accessibility to raised or sunken dining areas, or to all parts of outdoor seating areas is not required provided that the same services and amenities are provided in an accessible space usable by the general public and not restricted to use by people with disabilities.

1112.3.9 Dressing rooms. Where it is technically infeasible to meet the requirements of Part II of this chapter, one dressing room for each sex, or a unisex dressing room, on each level shall be accessible.

SECTION 1113 — HISTORIC PRESERVATION

1113.1 General. Generally the accessibility provisions of this part shall be applied to historic buildings and facilities as defined in Section 3403.5 of this code.

The building official, after consulting with the appropriate historic preservation officer, shall determine whether provisions required by this part for accessible routes of travel (interior or exterior), ramps, entrances, toilets, parking, or signage would threaten or destroy the historic significance of the building or facility.

If it is determined that any of the accessibility requirements listed above would threaten or destroy the historic significance of a building or facility, the modifications of Section 1112.3 for that feature may be utilized.

1113.2 Special Provisions. Where removing architectural barriers or providing accessibility would threaten or destroy the historic significance of a building or facility, the following special provisions may be used:

1. At least one accessible route from a site access point to an accessible route of travel shall be provided.
2. At least one accessible entrance which is used by the public shall be provided.

EXCEPTION: Where it is determined by the building official that no entrance used by the public can comply, access at any accessible entrance which is unlocked during business hours may be used provided directional signs are located at the primary entrance, and the accessible entrance has a notification system. The route of travel for the accessible entrance shall not pass through hazardous areas, storage rooms, closets, kitchens or spaces used for similar purposes.

3. Where toilet facilities are provided, at least one toilet facility complying with Section 1111 and 1112 shall be provided along an accessible route. Such toilet facility shall be a shared facility available to both sexes.

4. Accessible routes from an accessible entrance to all publicly used spaces, on at least the level of accessible entrance, shall be provided. Access should be provided to all levels of a building or facility when practical. Displays and written information and documents shall be located where they can be seen by a seated person.

SECTION 1114 — APPEAL

1114.1 Request for Appeal. An appeal from the standards for accessibility for existing buildings may be filed with the building official in accordance with Section 105, when existing structural elements or physical constraints of the site prevent full compliance or would threaten or destroy the historical significance of a historic building.

1114.2 Review.

1114.2.1 Consideration of alternative methods. Review of appeal requests shall include consideration of alternative methods which may provide partial access.

1114.2.2 Waiver or modification of requirements. The appeals board may waive or modify the requirements of this section when it is determined that compliance with accessibility requirements would threaten or destroy the historic significance of a building or facility.

Table 11-A
Wheelchair Spaces Required in Assembly Areas

Capacity of Seating in Assembly Area	Number of Required Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 300	4
301 to 500	6
Over 500	6 plus 1 for each 100 over 500

Table 11-B
Required Type A Dwelling Units

Total Number of Dwelling Units on Site	Required Number of Type A Dwelling Units
0 - 10	None
11 - 20	1
21 - 40	2
41 - 60	3
61 - 80	4
81 - 100	5
For every 20 units or fractional part thereof, over 100	1 additional

Table 11-C
Number of Accessible Rooms and Roll-In Showers

Total Number of Rooms ¹	Minimum Required Accessible Rooms ¹	Rooms with Roll-In Showers
1 - 25	1	None
26 - 50	2	None
51 - 75	3	1
76 - 100	4	1
101 - 150	5	2
151 - 200	6	2
201 - 300	7	3
301 - 400	8	4
401 - 500	9	4 plus 1 for every 100
501 - 1000	2% of total rooms	rooms or fraction
Over 1000	20 plus 1 for every 100 rooms or fraction thereof, over 1000	thereof, over 400

¹ For congregate residences the numbers in these columns shall apply to beds rather than rooms.

Table 11-D
Number of Accessible Rooms for Persons with Hearing Impairments

Total Number of Rooms	Minimum Required Rooms
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total rooms
Over 1000	20 plus 1 for every 100 rooms or fraction thereof, over 1000

Table 11-E
Required Check-Out Aisles

Total Check-out Aisles Units on Sites	Minimum Number of Accessible Check-out Aisles
1 - 4	1
5 - 8	2
9 - 15	3
Over 15	3 plus 20% of additional aisles

Table 11-F
Number of Accessible Parking Spaces

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total spaces
Over 1000	20 spaces plus 1 space for every 100 spaces or fraction thereof, over 1000